

DISCLAIMER

Decision route to be decided by nominated members on Monday 21st January 2008. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	25/01/2008
		N/A / attached	Consultation Expiry Date:	27/12/2007
Officer			Application Number(s)	
Philip Niesing			2007/5844/P	
Application Address			Drawing Numbers	
28A Menelik Road London NW2 3RP			D100; D101; D102; D103; D104; D105; D106; D107; D108; D109	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a two-storey rear extension and alterations to roof to provide a pitched roof over existing flat roof.				
Recommendation(s):		Grant planning permission with conditions		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	Objection: Loss of light (The objection came from number 26 Menelik Road, which does not border the site)					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site is located on the northern side of Menelik Road and backs unto the playing fields of Hampstead School. A public footway passes between the site and neighbouring property number 28. The site comprises a two storey detached residential dwellinghouse. The site is not located in a conservation area nor is it a listed building.

Relevant History

1970 Planning permission granted to provide an access way onto the highway.

From the site visit it appears that a ground floor and first floor rear extension has been added to the original dwellinghouse.

Relevant policies

London Borough of Camden Unitary Development Plan

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General Design Principles

B3 – Alterations and Extensions

Camden Planning Guidance

Section 19. Extensions, alterations and conservatories

Assessment

The applicant is seeking permission to demolish the ground floor and first floor rear extension and replace them with a two-storey pitched roof extension to match the design and appearance of the original dwellinghouse. The proposed rear extension would project 300mm further than the existing ground floor rear extension. It is proposed to remove an existing chimneystack to accommodate a new pitched gable end roof. The proposed roof would be 300mm lower than the existing roof line.

The applicant proposes to incorporate folding doors and a clear glazed window in the western flank elevation at ground floor level. No windows are proposed at first floor level. At the rear elevation, on ground and first floor level, it is proposed to incorporate clear-glazed sliding doors with matching windows. A 1.1 metre high glass balustrade would be installed at the rear of the first floor sliding door. No windows would be incorporated within the eastern flank elevation. The applicant furthermore proposes to replace the existing garage door in the front elevation with two small windows.

Material considerations:

Loss of daylight and sunlight: The subject site is located between a public footway and number 30 Menelik Road. Since no windows are incorporated within the rear of the western flank elevation of number 30 Menelik Road and the fact that that the proposed extension would not project any further than that of number 30, the proposal would not result in any loss of daylight or sunlight detrimental to the amenities of the neighbouring properties.

Overlooking and loss of privacy: No windows would be incorporated within the eastern flank elevation. Notwithstanding the fact that the additional depth of the proposed rear extension with the folding doors and window at first floor would allow some additional overlooking into the rear garden of number 30, it is not considered to have such a detrimental impact on the amenities of the neighbouring property to refuse the application. It is also noted that an existing rear window at first floor level at number 30 allows similar outlook over the subject properties rear garden.

Design: The materials and finishing would match those of the existing dwellinghouse. It is proposed to add cladding to the eastern and southern flank elevation at first floor level that would match the cladding used in the front and side elevation. The proposed windows and doors would also match the existing double glazed uPVC windows. The proposed two-storey rear extension is considered to respect the architectural design and appearance of the building and would not cause harm to the main building or the surrounding area in terms of its location, form and scale. Taken that the existing first floor rear extension is of poor quality and appearance, it is considered that the proposal would enhance the appearance of the existing dwellinghouse.

It is noted in the application form that the applicant wants to construct a vehicular access to the property. Since the property is a single-family dwellinghouse and Menelik Road is not a classified

Road planning permission is not required for this works. The applicant is however advised in an informative to consult the Highways Management Team regarding the construction of the crossover on the public highway. Alterations to the front elevation also constitute permitted development.

In the light of the above the proposal is considered to comply with the relevant Policies of London Borough of Camden Unitary Development Plan.

Recommendation: Grant planning permission with conditions